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Islington Council,
Planning Policy,
Town Hall,
Upper Street,
N1 2UD.

By Email planningpolicy@islington.gov.uk

Date: 1st October 2019

Dear Sir or Madam,

Islington Local Plan: Site Allocations Consultation September 2019
Representations on Behalf of Royal Mail Group Limited
Re: Site OIS5 Bush Industrial Estate

We act on behalf of the Royal Mail Group Limited and are instructed to submit a representation **in support** of the policy designation for the Bush Industrial Estate; Site OIS5. The Royal Mail Group are a tenant on this estate and support the intention not only to protect it for industrial uses (B1(c), B2 and B8), but also its proposed intensification as a location for non-office based, traditional employment uses.

Royal Mail Group Limited has a statutory duty to deliver a Universal Postal Service, supporting customers, businesses and communities across the country. Royal Mail is the only company to have a statutory duty to collect and deliver letters six days a week (and packets five days a week) at an affordable and geographically uniform price to every address in the UK. The continued availability of suitable accommodation is essential to its continued ability to fulfil this duty.

Royal Mail Group Limited occupy the property at 11-13 Station Road, N19 5UN which forms part of the Bush Industrial Estate designation. The property comprises a freestanding triple bay traditional industrial/distribution building, situated at the north eastern end of the estate. The unit is used for the receipt, sorting and distribution of mail which involves the operation of large and specialist machinery requiring large span industrial premises such as found on the Bush Industrial Estate. The unit is operational seven days a week with long daily working hours starting early in the morning. A fleet of 53 delivery vehicles also operates from the unit, delivering mail to addressees. The ability for the estate to continue to accommodate the parking and movement of these vehicles is essential to the continued operation of the Delivery Office. In addition, the activity on the site including the associated vehicle movements, can only be accommodated in an industrial setting due to the potential for disturbance to the amenity of residential properties if they are situated too close.

The availability of suitable accommodation in North London is becoming constrained due to competing development pressures and the encroachment of residential uses. The policy commitment in the Site Allocations document for Bush Industrial Estate in protecting the type of accommodation essential to Royal Mail Group Limited is welcome. It is nevertheless requested that the 'Development Considerations' make more explicit that the estate should accommodate the parking needs of its occupiers and that the encroachment of residential uses could reduce the ability of this site to provide the type of accommodation required by those operating outside of standard daytime working hours.

We request confirmation of receipt of this representation and notification of any response to these comments and of the next stage of the Site Allocations adoption process.

Yours faithfully,

Adam Pyrke BA(Hons), Dip TP, MRTPI
Planning Partner
Cushman and Wakefield